This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, Tennnesse 37219
Return to Box 50

50

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
One Terminal Drive
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 108-2
GROUP
PARCEL 56

WARRANTY DEED

BOOK 8202 PAGE 371

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, Beatrice J. Smith, a widow hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the GRANTEE(S), their heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Happy Acres Subdivision, of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Robert L. Smith and wife, Beatrice J. Smith, by deed of record in Book 4161, page 197, Register's Office for Davidson County, Tennessee. The said Robert L. Smith having since died and the said Beatrice J. Smith being the surviving tenant by the entireties.

This is improved property known as 945 Colfax Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. 1990 Taxes, a lien, but not yet due and payable.

2. All matters as shown and dedicated on the plan of record in Book 2331, page 63, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs, successors and assigns, forever;

and GRANTOR(S) do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of September, 1990.

Beatrice J. Smith
Beatrice J. Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beatrice J. Smith, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 24th day of September, 1990.

R. L. Moore, NOTARY PUBLIC

My Commission Expires: November 21, 1992

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 53,000.00.

Anne D. Oglesby
AFFIANT

Subscribed and sworn to before me
this 24th day of September, 1990.

R. L. Moore, NOTARY PUBLIC
My Commission Expires: November 21, 1992

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